

HOUSING NOW

Hamilton and Brantford



Canada Mortgage and Housing Corporation

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Hamilton's Housing Starts Sizzle

Total housing starts in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) jumped by 24 per cent to 250 units in July compared to the same month a year ago. Both single-detached and multiple-family home starts grew at double-digit year-over-year rates to reach 146 and 104 units respectively.

The prevailing tight conditions in Hamilton's resale home market have produced a strong spill over of demand into the new housing

market. This, in turn, has caused a strong increase in single-detached home starts so far this year. Total year-to-date housing starts are up 13 per cent from the same time period a year earlier to 1,796 units. Single-detached home starts have taken the lead by increasing over 30 per cent to 1,051 units.

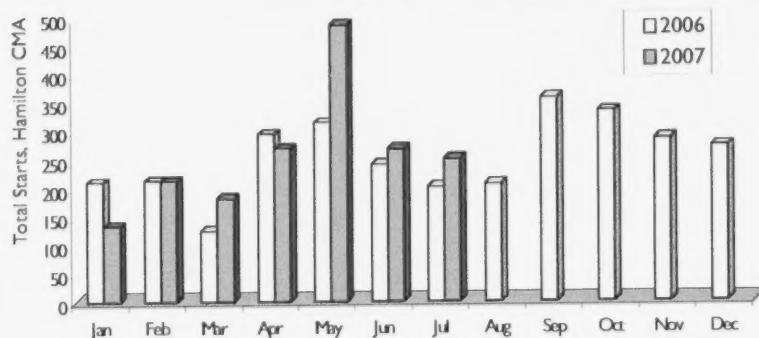
Lower priced homes in the resale market kept homebuyers away from Brantford City's new home market. Total housing starts in Brantford City dropped by 45 per cent to reach 31 units in July compared to the same month a year earlier. The decline in single-detached home starts was more pronounced.

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MLS Residential Activity
Economic Indicators

Figure 1

Hamilton's July housing starts rise



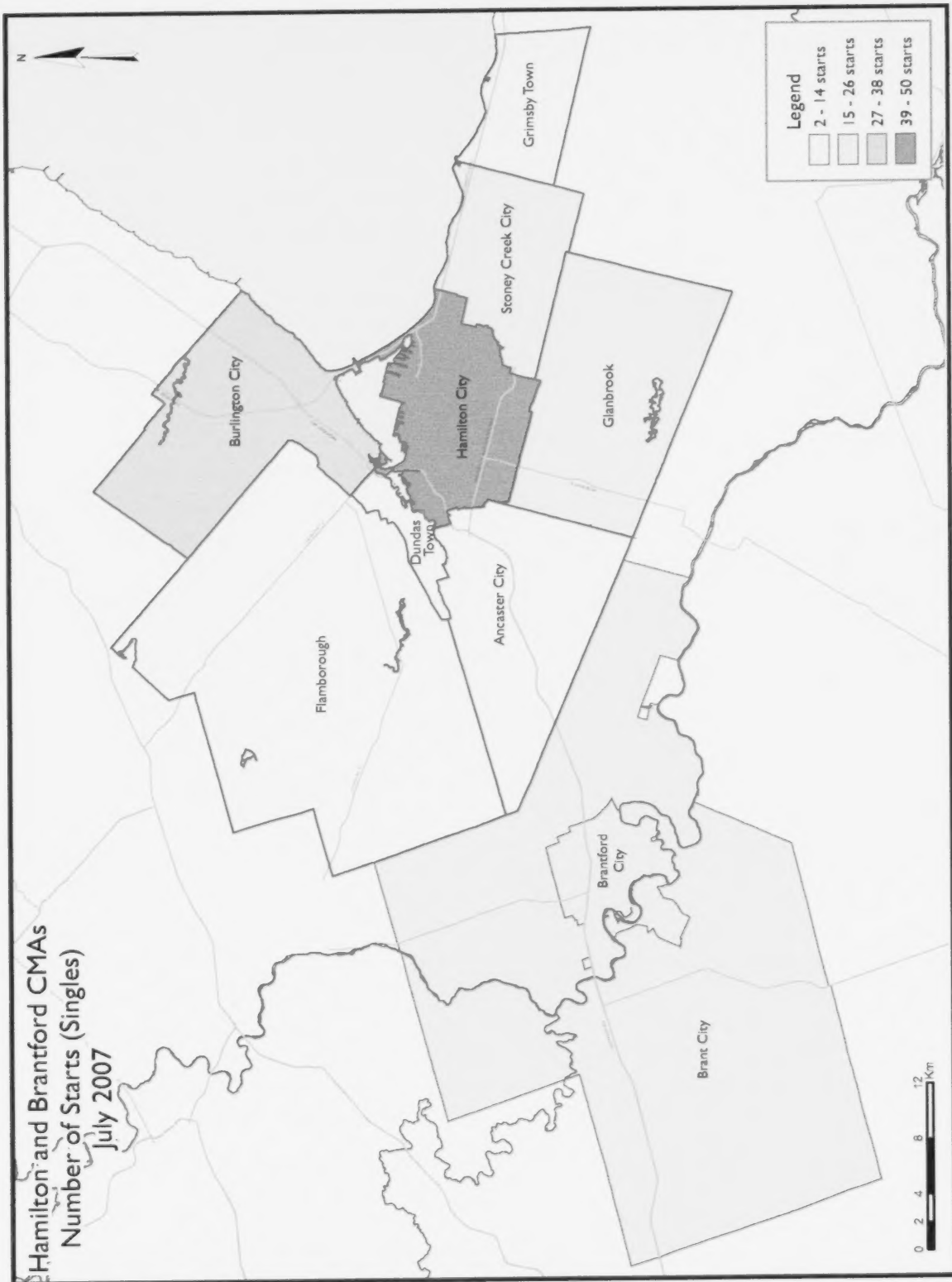
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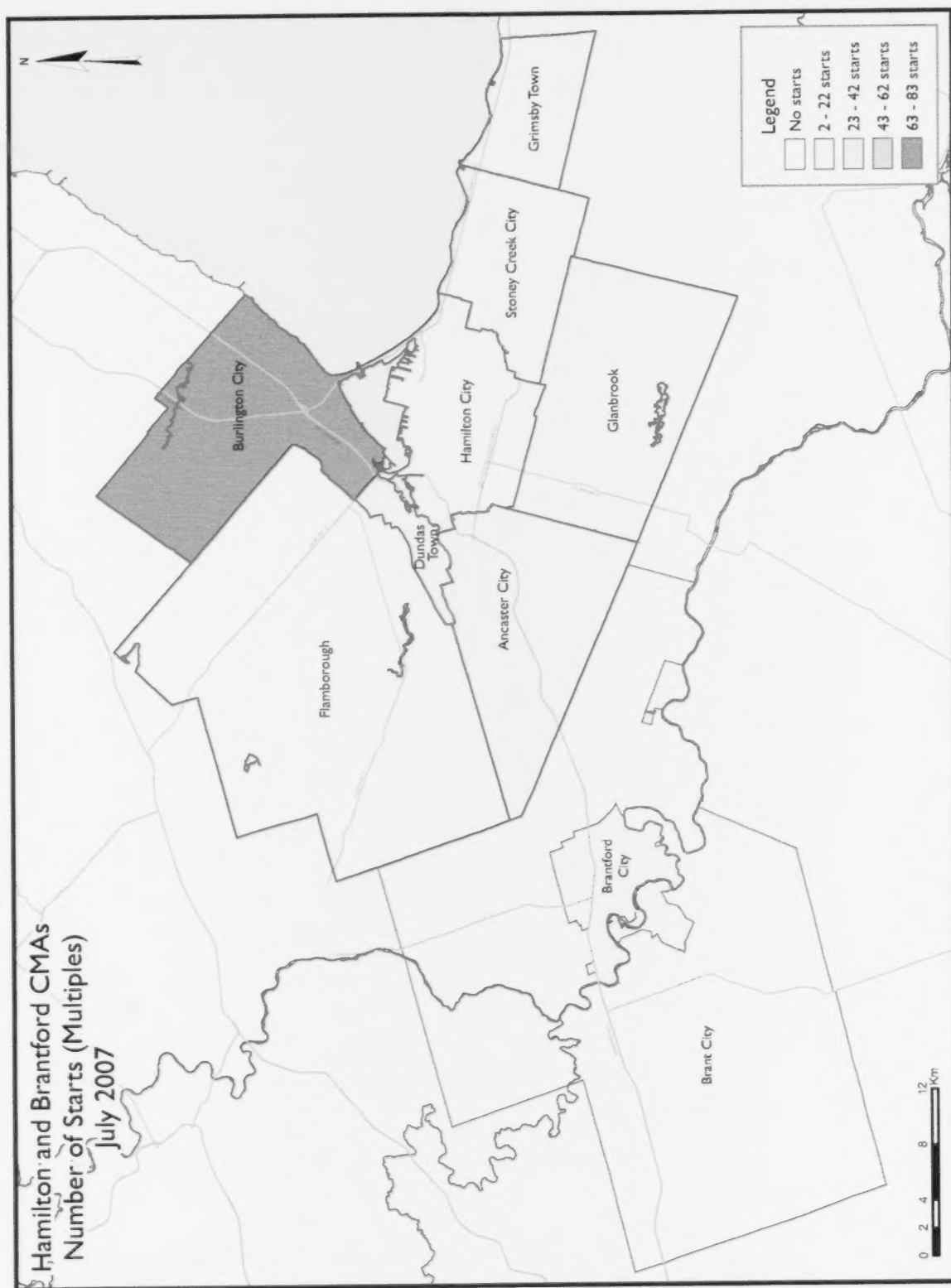
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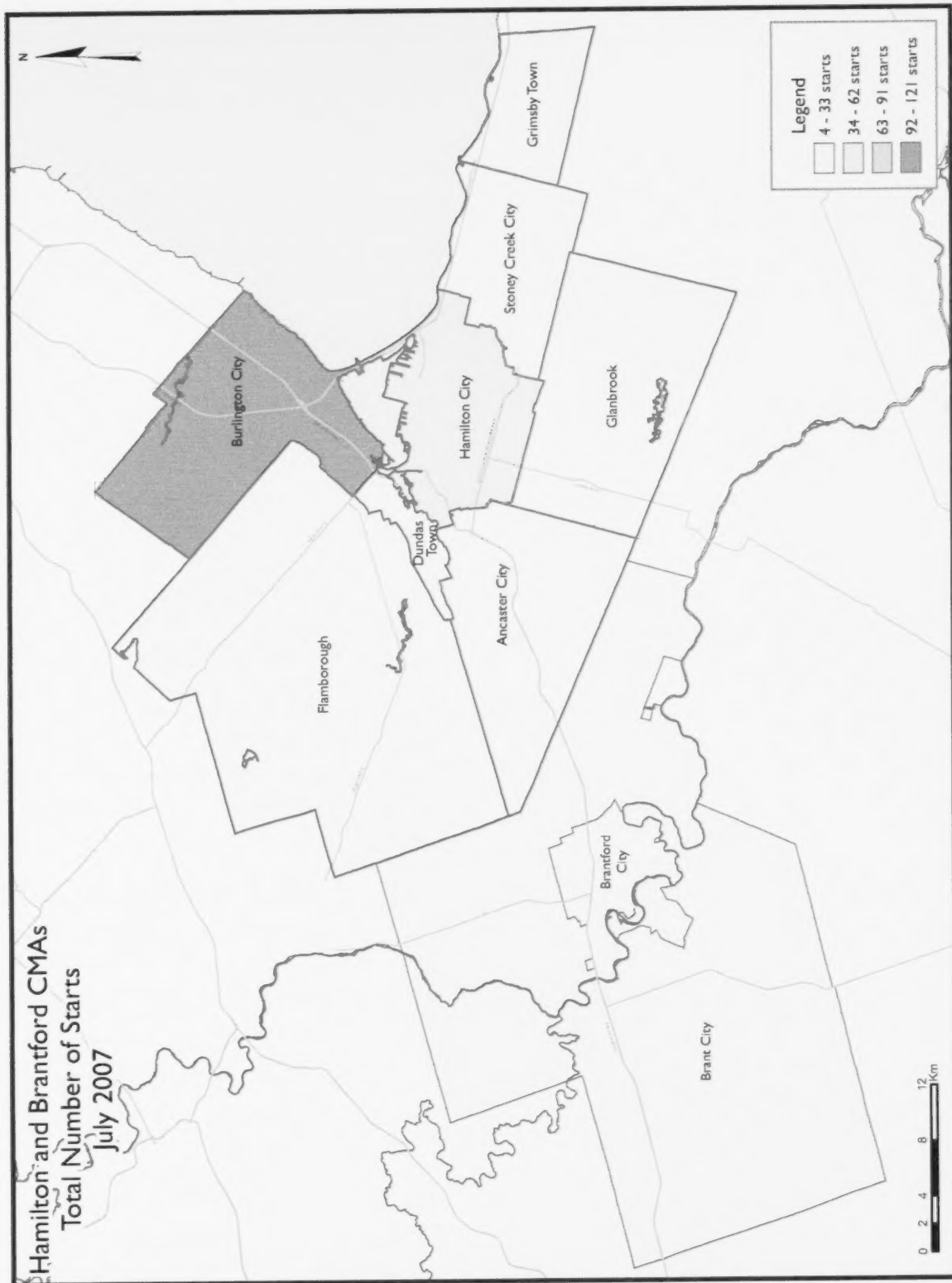
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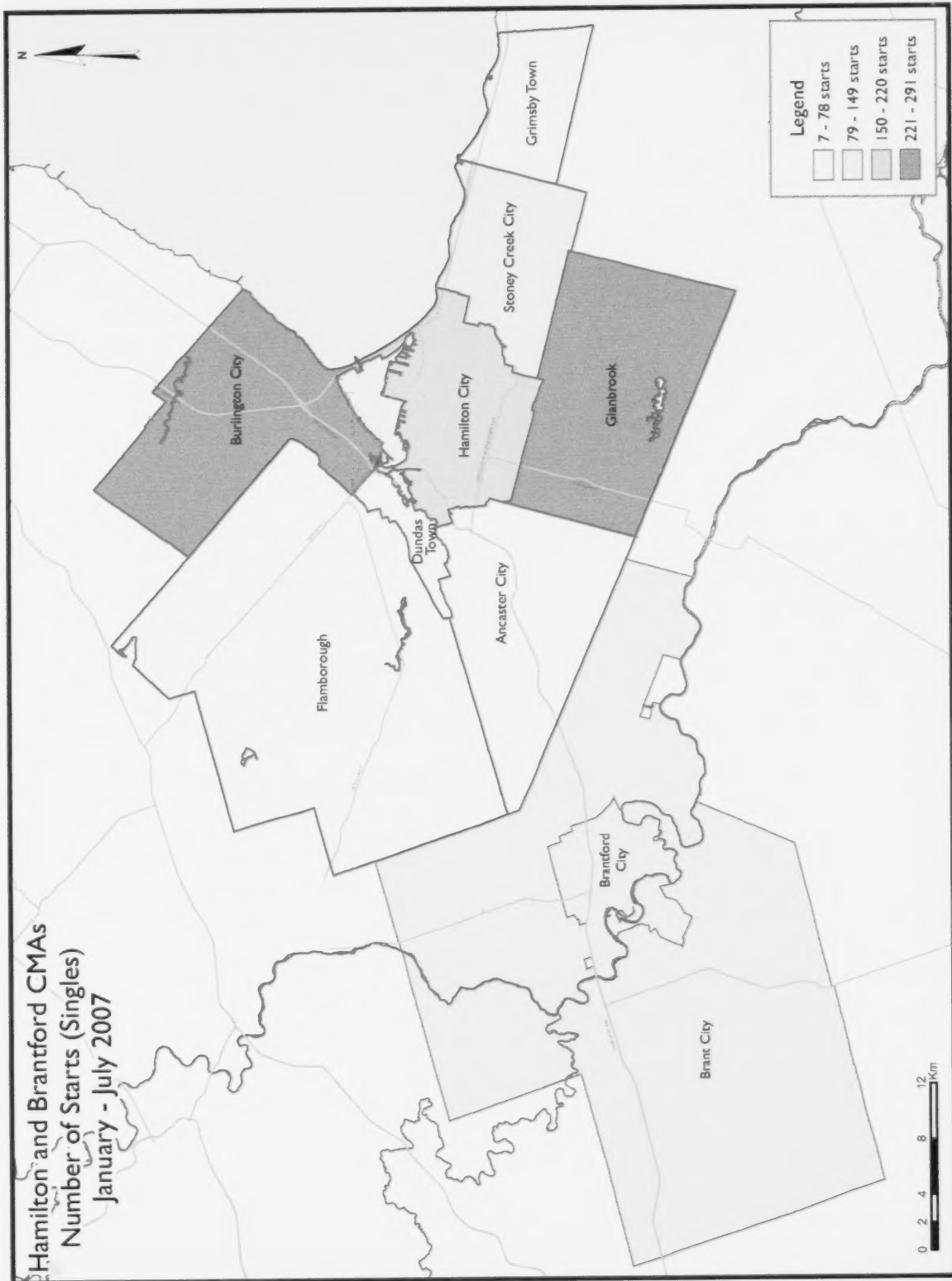
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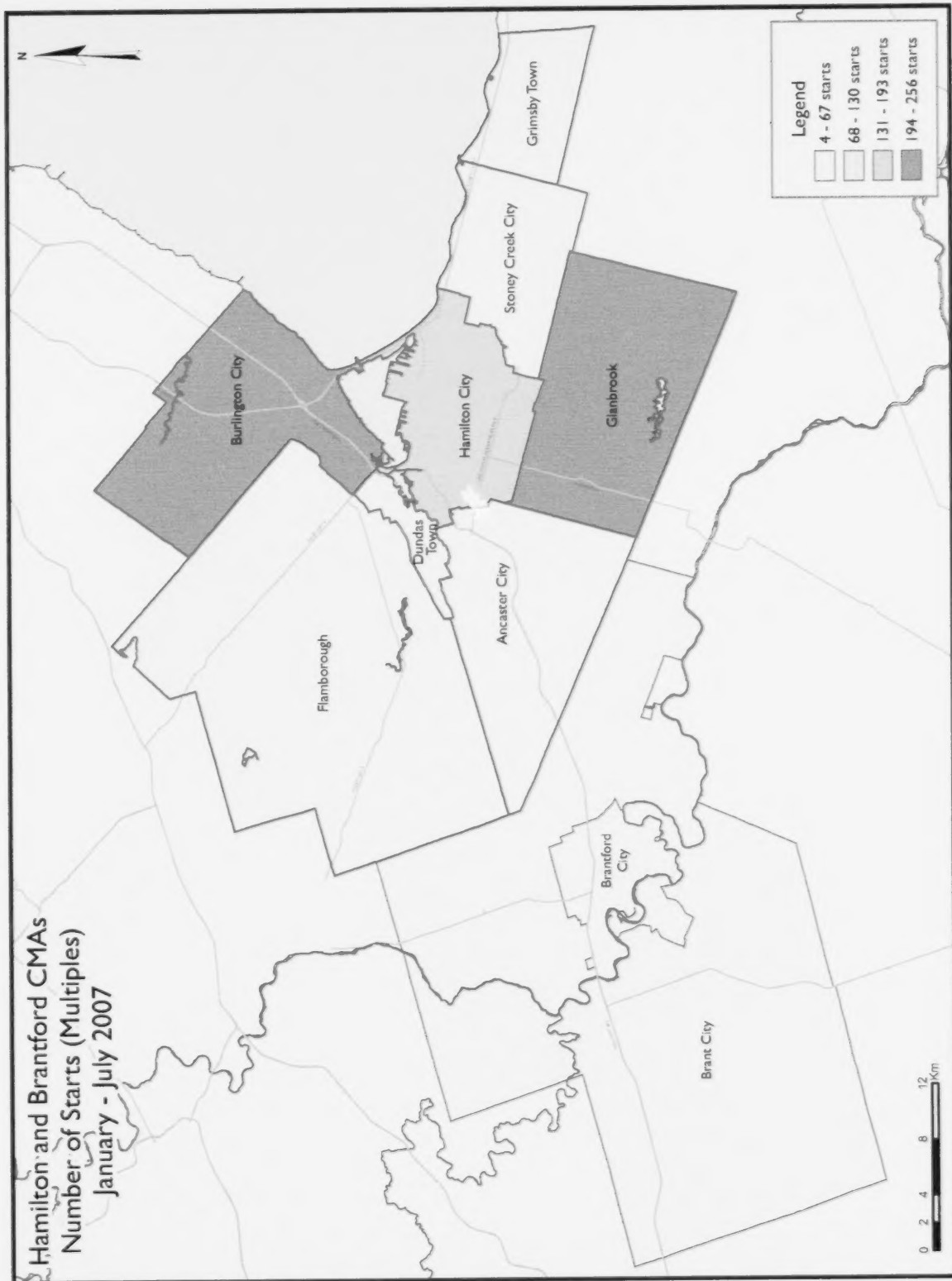


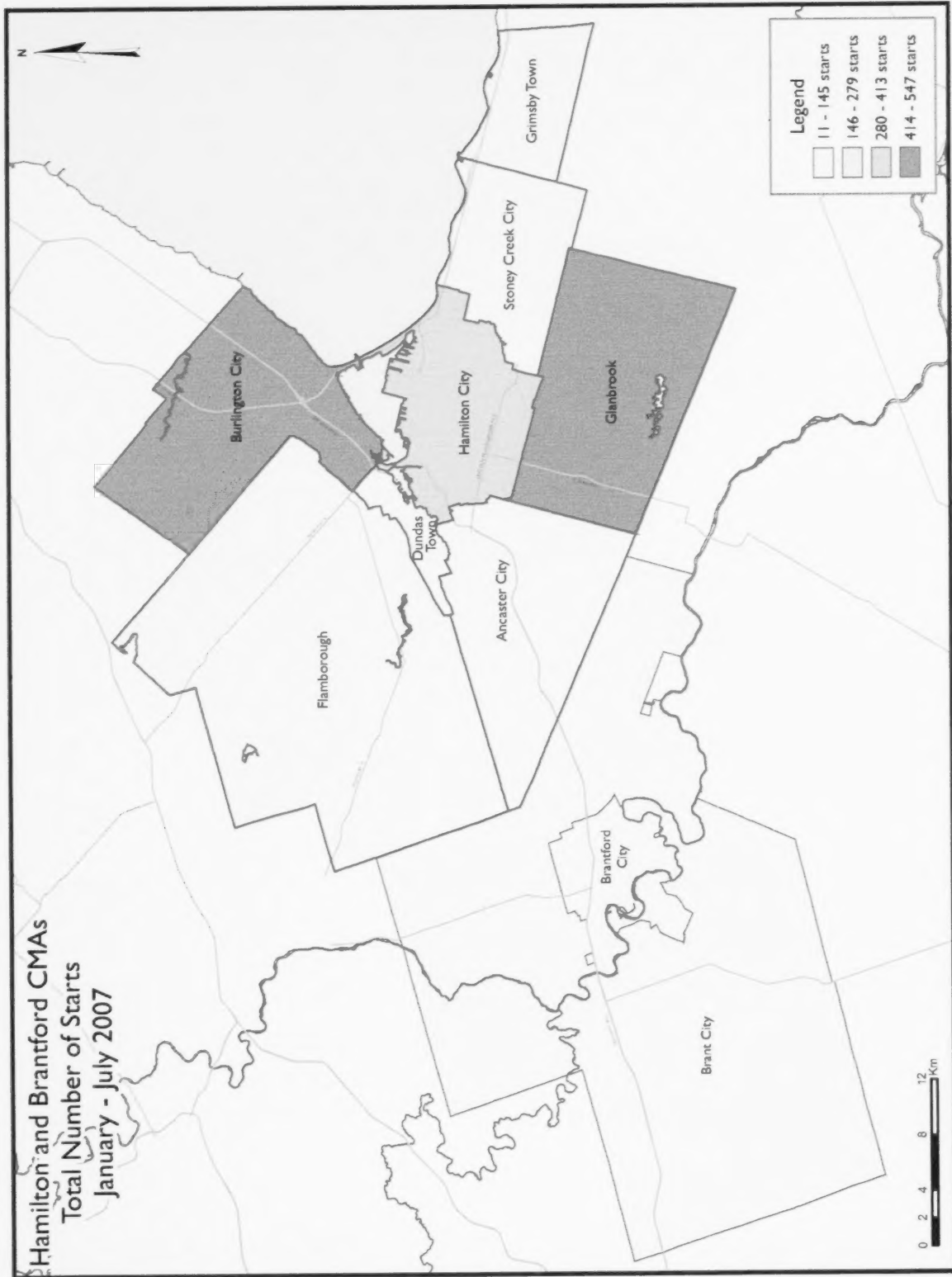












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	146	2	0	0	27	75	0	0	250
July 2006	109	10	13	13	56	0	0	0	201
% Change	33.9	-80.0	-100.0	-100.0	-51.8	n/a	n/a	n/a	24.4
Year-to-date 2007	1,051	18	220	0	280	88	0	139	1,796
Year-to-date 2006	790	120	315	13	202	32	8	112	1,592
% Change	33.0	-85.0	-30.2	-100.0	38.6	175.0	-100.0	24.1	12.8
UNDER CONSTRUCTION									
July 2007	1,012	22	415	0	395	498	4	261	2,607
July 2006	772	118	392	13	359	474	112	284	2,524
% Change	31.1	-81.4	5.9	-100.0	10.0	5.1	-96.4	-8.1	3.3
COMPLETIONS									
July 2007	190	2	4	1	59	0	0	0	256
July 2006	107	12	63	0	62	0	0	0	244
% Change	77.6	-83.3	-93.7	n/a	-4.8	n/a	n/a	n/a	4.9
Year-to-date 2007	1,016	14	345	7	233	70	32	71	1,788
Year-to-date 2006	795	148	357	4	293	288	14	76	1,975
% Change	27.8	-90.5	-3.4	75.0	-20.5	-75.7	128.6	-6.6	-9.5
COMPLETED & NOT ABSORBED									
July 2007	39	5	22	0	16	24	2	52	160
July 2006	41	12	43	0	12	25	20	1	154
% Change	-4.9	-58.3	-48.8	n/a	33.3	-4.0	-90.0	**	3.9
ABSORBED									
July 2007	187	4	5	1	58	0	0	0	255
July 2006	97	12	55	0	61	0	0	0	225
% Change	92.8	-66.7	-90.9	n/a	-4.9	n/a	n/a	n/a	13.3
Year-to-date 2007	1,031	16	338	7	225	71	34	120	1,842
Year-to-date 2006	787	152	338	4	292	283	0	75	1,931
% Change	31.0	-89.5	0.0	75.0	-22.9	-74.9	n/a	60.0	-4.6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	39	0	9	0	6	0	0	0	54
July 2006	44	0	0	0	12	0	0	0	56
% Change	-11.4	n/a	n/a	n/a	-50.0	n/a	n/a	n/a	-3.6
Year-to-date 2007	181	4	15	0	41	0	0	0	241
Year-to-date 2006	207	2	0	0	18	0	0	0	227
% Change	-12.6	100.0	n/a	n/a	127.8	n/a	n/a	n/a	6.2
UNDER CONSTRUCTION									
July 2007	135	4	15	0	29	0	0	0	183
July 2006	168	0	0	0	30	0	11	51	263
% Change	-19.6	n/a	n/a	n/a	-3.3	n/a	-100.0	-100.0	-30.4
COMPLETIONS									
July 2007	30	0	0	0	0	0	0	0	30
July 2006	21	0	0	0	10	0	0	0	31
% Change	42.9	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-3.2
Year-to-date 2007	207	0	0	4	36	0	0	3	250
Year-to-date 2006	133	4	6	0	53	0	0	0	196
% Change	55.6	-100.0	-100.0	n/a	-32.1	n/a	n/a	n/a	27.6
COMPLETED & NOT ABSORBED									
July 2007	79	0	0	4	31	0	11	0	125
July 2006	31	2	0	0	14	0	0	0	47
% Change	154.8	-100.0	n/a	n/a	121.4	n/a	n/a	n/a	166.0
ABSORBED									
July 2007	33	0	0	0	10	0	0	3	46
July 2006	36	0	0	0	8	0	0	0	44
% Change	-8.3	n/a	n/a	n/a	25.0	n/a	n/a	n/a	4.5
Year-to-date 2007	222	0	0	1	39	0	2	3	267
Year-to-date 2006	163	2	8	1	54	0	0	0	228
% Change	36.2	-100.0	-100.0	0.0	-27.8	n/a	n/a	n/a	17.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
New City of Hamilton									
July 2007	103	2	0	0	19	0	0	0	124
July 2006	91	0	13	13	14	0	0	0	131
Hamilton City									
July 2007	50	0	0	0	0	0	0	0	50
July 2006	20	0	0	2	0	0	0	0	22
Stoney Creek City									
July 2007	18	0	0	0	0	0	0	0	18
July 2006	22	0	0	0	8	0	0	0	30
Ancaster City									
July 2007	8	0	0	0	12	0	0	0	20
July 2006	13	0	6	11	6	0	0	0	36
Dundas Town									
July 2007	2	2	0	0	0	0	0	0	4
July 2006	1	0	0	0	0	0	0	0	1
Flamborough									
July 2007	8	0	0	0	0	0	0	0	8
July 2006	7	0	0	0	0	0	0	0	7
Glanbrook									
July 2007	17	0	0	0	7	0	0	0	24
July 2006	28	0	7	0	0	0	0	0	35
Burlington City									
July 2007	38	0	0	0	8	75	0	0	121
July 2006	4	10	0	0	42	0	0	0	56
Grimsby Town									
July 2007	5	0	0	0	0	0	0	0	5
July 2006	14	0	0	0	0	0	0	0	14
Hamilton CMA									
July 2007	146	2	0	0	27	75	0	0	250
July 2006	109	10	13	13	56	0	0	0	201
Brant City									
July 2007	23	0	0	0	0	0	0	0	23
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2007	16	0	9	0	6	0	0	0	31
July 2006	44	0	0	0	12	0	0	0	56
Brantford CMA									
July 2007	39	0	9	0	6	0	0	0	54
July 2006	44	0	0	0	12	0	0	0	56

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
New City of Hamilton									
July 2007	710	18	298	0	274	233	0	153	1,686
July 2006	539	62	247	13	245	171	75	18	1,370
Hamilton City									
July 2007	189	0	6	0	0	119	0	153	467
July 2006	139	54	18	2	28	119	75	18	453
Stoney Creek City									
July 2007	100	0	62	0	24	0	0	0	186
July 2006	73	0	123	0	35	0	0	0	231
Ancaster City									
July 2007	57	0	52	0	125	10	0	0	244
July 2006	102	0	21	11	130	10	0	0	274
Dundas Town									
July 2007	8	4	0	0	0	62	0	0	74
July 2006	9	0	0	0	0	0	0	0	9
Flamborough									
July 2007	45	10	0	0	0	0	0	0	55
July 2006	41	4	0	0	0	0	0	0	45
Glanbrook									
July 2007	311	4	178	0	125	42	0	0	660
July 2006	175	4	85	0	52	42	0	0	358
Burlington City									
July 2007	260	4	106	0	121	265	4	108	868
July 2006	186	56	141	0	110	303	37	266	1,099
Grimsby Town									
July 2007	42	0	11	0	0	0	0	0	53
July 2006	47	0	4	0	4	0	0	0	55
Hamilton CMA									
July 2007	1,012	22	415	0	395	498	4	261	2,607
July 2006	772	118	392	13	359	474	112	284	2,524
Brant City									
July 2007	63	0	6	0	0	0	0	0	69
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2007	72	4	9	0	29	0	0	0	114
July 2006	168	0	0	0	30	0	11	51	263
Brantford CMA									
July 2007	135	4	15	0	29	0	0	0	183
July 2006	168	0	0	0	30	0	11	51	263

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
New City of Hamilton									
July 2007	135	2	0	1	40	0	0	0	178
July 2006	85	8	34	0	46	0	0	0	173
Hamilton City									
July 2007	39	2	0	1	0	0	0	0	42
July 2006	14	8	0	0	6	0	0	0	28
Stoney Creek City									
July 2007	6	0	0	0	40	0	0	0	46
July 2006	22	0	28	0	25	0	0	0	75
Ancaster City									
July 2007	14	0	0	0	0	0	0	0	14
July 2006	8	0	0	0	0	0	0	0	8
Dundas Town									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	4	0	0	0	0	0	0	0	4
Flamborough									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	7	0	0	0	0	0	0	0	7
Glanbrook									
July 2007	64	0	0	0	0	0	0	0	64
July 2006	30	0	6	0	15	0	0	0	51
Burlington City									
July 2007	52	0	4	0	19	0	0	0	75
July 2006	15	4	29	0	16	0	0	0	64
Grimsby Town									
July 2007	3	0	0	0	0	0	0	0	3
July 2006	7	0	0	0	0	0	0	0	7
Hamilton CMA									
July 2007	190	2	4	1	59	0	0	0	256
July 2006	107	12	63	0	62	0	0	0	244
Brant City									
July 2007	20	0	0	0	0	0	0	0	20
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	21	0	0	0	10	0	0	0	31
Brantford CMA									
July 2007	30	0	0	0	0	0	0	0	30
July 2006	21	0	0	0	10	0	0	0	31

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
New City of Hamilton									
July 2007	27	5	17	0	8	0	0	4	61
July 2006	30	7	12	0	8	0	0	0	57
Hamilton City									
July 2007	2	0	0	0	0	0	0	4	6
July 2006	0	5	0	0	0	0	0	0	5
Stoney Creek City									
July 2007	24	2	17	0	7	0	0	0	50
July 2006	27	1	12	0	4	0	0	0	44
Ancaster City									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	1	0	0	0	0	0	0	0	1
Dundas Town									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Flamborough									
July 2007	0	2	0	0	0	0	0	0	2
July 2006	2	1	0	0	0	0	0	0	3
Glanbrook									
July 2007	0	1	0	0	1	0	0	0	2
July 2006	0	0	0	0	4	0	0	0	4
Burlington City									
July 2007	4	0	5	0	8	24	2	48	91
July 2006	6	5	29	0	4	25	20	0	89
Grimsby Town									
July 2007	8	0	0	0	0	0	0	0	8
July 2006	5	0	2	0	0	0	0	1	8
Hamilton CMA									
July 2007	39	5	22	0	16	24	2	52	160
July 2006	41	12	43	0	12	25	20	1	154
Brant City									
July 2007	16	0	0	0	0	0	0	0	16
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2007	63	0	0	4	31	0	11	0	109
July 2006	31	2	0	0	14	0	0	0	47
Brantford CMA									
July 2007	79	0	0	4	31	0	11	0	125
July 2006	31	2	0	0	14	0	0	0	47

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
New City of Hamilton									
July 2007	132	4	2	1	36	0	0	0	175
July 2006	77	6	32	0	45	0	0	0	160
Hamilton City									
July 2007	38	2	0	1	0	0	0	0	41
July 2006	14	6	0	0	6	0	0	0	26
Stoney Creek City									
July 2007	7	0	2	0	36	0	0	0	45
July 2006	15	0	26	0	24	0	0	0	65
Ancaster City									
July 2007	14	0	0	0	0	0	0	0	14
July 2006	7	0	0	0	0	0	0	0	7
Dundas Town									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	4	0	0	0	0	0	0	0	4
Flamborough									
July 2007	10	2	0	0	0	0	0	0	12
July 2006	7	0	0	0	0	0	0	0	7
Glanbrook									
July 2007	61	0	0	0	0	0	0	0	61
July 2006	30	0	6	0	15	0	0	0	51
Burlington City									
July 2007	51	0	3	0	22	0	0	0	76
July 2006	15	6	22	0	15	0	0	0	58
Grimsby Town									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	5	0	1	0	1	0	0	0	7
Hamilton CMA									
July 2007	187	4	5	1	58	0	0	0	255
July 2006	97	12	55	0	61	0	0	0	225
Brant City									
July 2007	17	0	0	0	0	0	0	0	17
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2007	16	0	0	0	10	0	0	3	29
July 2006	36	0	0	0	8	0	0	0	44
Brantford CMA									
July 2007	33	0	0	0	10	0	0	3	46
July 2006	36	0	0	0	8	0	0	0	44

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

**Table 1.2a: History of Housing Starts of Hamilton CMA
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627
% Change	-21.4	27.5	78.6	-100.0	-16.6	59.1	-3.6	n/a	-1.9
1997	2,201	138	373	38	646	274	28	0	3,698

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377
% Change	30.1	0.0	n/a	-100.0	-57.7	n/a	n/a	n/a	5.6
1998	239	16	0	31	71	0	0	0	357
% Change	11.7	-50.0	-100.0	n/a	115.2	n/a	n/a	n/a	20.6
1997	214	32	17	0	33	0	0	0	296

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Hamilton CMA	146	122	2	14	27	65	75	0	250	201	24.4
New City of Hamilton	103	104	2	0	19	27	0	0	124	131	-5.3
Hamilton City	50	22	0	0	0	0	0	0	50	22	127.3
Stoney Creek City	18	22	0	0	0	8	0	0	18	30	-40.0
Ancaster City	8	24	0	0	12	12	0	0	20	36	-44.4
Dundas Town	2	1	2	0	0	0	0	0	4	1	**
Flamborough	8	7	0	0	0	0	0	0	8	7	14.3
Glanbrook	17	28	0	0	7	7	0	0	24	35	-31.4
Burlington City	38	4	0	14	8	38	75	0	121	56	116.1
Grimsby Town	5	14	0	0	0	0	0	0	5	14	-64.3
Brantford CMA	39	44	0	0	15	12	0	0	54	56	-3.6
Brant City	23	n/a	0	n/a	0	n/a	0	n/a	23	n/a	n/a
Brantford City	16	44	0	0	15	12	0	0	31	56	-44.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Hamilton CMA	1,051	803	20	132	498	513	227	144	1,796	1,592	12.8
New City of Hamilton	716	599	18	32	321	205	139	32	1,194	868	37.6
Hamilton City	214	119	0	26	0	0	139	32	353	177	99.4
Stoney Creek City	111	114	0	0	30	58	0	0	141	172	-18.0
Ancaster City	56	91	0	0	62	77	0	0	118	168	-29.8
Dundas Town	7	13	4	0	0	0	0	0	11	13	-15.4
Flamborough	43	38	10	4	0	0	0	0	53	42	26.2
Glanbrook	279	224	4	2	229	70	0	0	512	296	73.0
Burlington City	291	153	2	100	166	287	88	108	547	648	-15.6
Grimsby Town	44	51	0	0	11	21	0	4	55	76	-27.6
Brantford CMA	181	207	4	2	56	18	0	0	241	227	6.2
Brant City	90	n/a	0	n/a	6	n/a	0	n/a	96	n/a	n/a
Brantford City	91	207	4	2	50	18	0	0	145	227	-36.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Hamilton CMA	27	65	0	0	75	0	0	0
New City of Hamilton	19	27	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	8	0	0	0	0	0	0
Ancaster City	12	12	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	7	7	0	0	0	0	0	0
Burlington City	8	38	0	0	75	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	15	12	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	12	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	498	513	0	0	88	32	139	112
New City of Hamilton	321	205	0	0	0	32	139	0
Hamilton City	0	0	0	0	0	32	139	0
Stoney Creek City	30	58	0	0	0	0	0	0
Ancaster City	62	77	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	229	70	0	0	0	0	0	0
Burlington City	166	287	0	0	88	0	0	108
Grimsby Town	11	21	0	0	0	0	0	4
Brantford CMA	56	18	0	0	0	0	0	0
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	50	18	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Hamilton CMA	148	132	102	69	0	0	250	201
New City of Hamilton	105	104	19	27	0	0	124	131
Hamilton City	50	20	0	2	0	0	50	22
Stoney Creek City	18	22	0	8	0	0	18	30
Ancaster City	8	19	12	17	0	0	20	36
Dundas Town	4	1	0	0	0	0	4	1
Flamborough	8	7	0	0	0	0	8	7
Glanbrook	17	35	7	0	0	0	24	35
Burlington City	38	14	83	42	0	0	121	56
Grimsby Town	5	14	0	0	0	0	5	14
Brantford CMA	48	44	6	12	0	0	54	56
Brant City	23	n/a	0	n/a	0	n/a	23	n/a
Brantford City	25	44	6	12	0	0	31	56

Table 2.5: Starts by Submarket and by Intended Market
January - July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	1,289	1,225	368	247	139	120	1,796	1,592
New City of Hamilton	885	748	170	120	139	0	1,194	868
Hamilton City	214	143	0	34	139	0	353	177
Stoney Creek City	141	164	0	8	0	0	141	172
Ancaster City	60	101	58	67	0	0	118	168
Dundas Town	11	13	0	0	0	0	11	13
Flamborough	53	42	0	0	0	0	53	42
Glanbrook	400	285	112	11	0	0	512	296
Burlington City	349	419	198	113	0	116	547	648
Grimsby Town	55	58	0	14	0	4	55	76
Brantford CMA	200	209	41	18	0	0	241	227
Brant City	96	n/a	0	n/a	0	n/a	96	n/a
Brantford City	104	209	41	18	0	0	145	227

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Hamilton CMA	191	107	2	12	63	125	0	0	256	244	4.9
New City of Hamilton	136	85	2	8	40	80	0	0	178	173	2.9
Hamilton City	40	14	2	8	0	6	0	0	42	28	50.0
Stoney Creek City	6	22	0	0	40	53	0	0	46	75	-38.7
Ancaster City	14	8	0	0	0	0	0	0	14	8	75.0
Dundas Town	2	4	0	0	0	0	0	0	2	4	-50.0
Flamborough	10	7	0	0	0	0	0	0	10	7	42.9
Glanbrook	64	30	0	0	0	21	0	0	64	51	25.5
Burlington City	52	15	0	4	23	45	0	0	75	64	17.2
Grimsby Town	3	7	0	0	0	0	0	0	3	7	-57.1
Brantford CMA	30	21	0	0	0	10	0	0	30	31	-3.2
Brant City	20	n/a	0	n/a	0	n/a	0	n/a	20	n/a	n/a
Brantford City	10	21	0	0	0	10	0	0	10	31	-67.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Hamilton CMA	1023	799	32	156	592	656	141	364	1788	1975	-9.5
New City of Hamilton	767	587	14	64	339	347	71	134	1191	1132	5.2
Hamilton City	147	119	8	52	6	80	71	72	232	323	-28.2
Stoney Creek City	66	124	2	0	99	118	0	0	167	242	-31.0
Ancaster City	131	85	0	0	101	81	0	0	232	166	39.8
Dundas Town	8	36	0	0	0	0	0	62	8	98	-91.8
Flamborough	41	59	2	12	0	0	0	0	43	71	-39.4
Glanbrook	374	164	2	0	133	68	0	0	509	232	119.4
Burlington City	232	176	18	92	253	275	70	226	573	769	-25.5
Grimsby Town	24	36	0	0	0	34	0	4	24	74	-67.6
Brantford CMA	211	133	0	4	36	57	3	2	250	196	27.6
Brant City	64	n/a	0	n/a	0	n/a	0	n/a	64	n/a	n/a
Brantford City	147	133	0	4	36	57	3	2	186	196	-5.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
 Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Hamilton CMA	63	125	0	0	0	0	0	0
New City of Hamilton	40	80	0	0	0	0	0	0
Hamilton City	0	6	0	0	0	0	0	0
Stoney Creek City	40	53	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	21	0	0	0	0	0	0
Burlington City	23	45	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	10	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	10	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	572	642	20	14	70	288	71	76
New City of Hamilton	339	347	0	0	0	62	71	72
Hamilton City	6	80	0	0	0	0	71	72
Stoney Creek City	99	118	0	0	0	0	0	0
Ancaster City	101	81	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	133	68	0	0	0	0	0	0
Burlington City	233	261	20	14	70	226	0	0
Grimsby Town	0	34	0	0	0	0	0	4
Brantford CMA	36	57	0	0	0	2	3	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	36	57	0	0	0	2	3	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
 Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Hamilton CMA	196	182	60	62	0	0	256	244
New City of Hamilton	137	127	41	46	0	0	178	173
Hamilton City	41	22	1	6	0	0	42	28
Stoney Creek City	6	50	40	25	0	0	46	75
Ancaster City	14	8	0	0	0	0	14	8
Dundas Town	2	4	0	0	0	0	2	4
Flamborough	10	7	0	0	0	0	10	7
Glanbrook	64	36	0	15	0	0	64	51
Burlington City	56	48	19	16	0	0	75	64
Grimsby Town	3	7	0	0	0	0	3	7
Brantford CMA	30	21	0	10	0	0	30	31
Brant City	20	n/a	0	n/a	0	n/a	20	n/a
Brantford City	10	21	0	10	0	0	10	31

Table 3.5: Completions by Submarket and by Intended Market
January - July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	1,375	1,300	310	585	103	90	1,788	1,975
New City of Hamilton	984	849	136	211	71	72	1,191	1,132
Hamilton City	160	210	1	41	71	72	232	323
Stoney Creek City	110	204	57	38	0	0	167	242
Ancaster City	185	128	47	38	0	0	232	166
Dundas Town	8	36	0	62	0	0	8	98
Flamborough	43	71	0	0	0	0	43	71
Glanbrook	478	200	31	32	0	0	509	232
Burlington City	367	412	174	343	32	14	573	769
Grimsby Town	24	39	0	31	0	4	24	74
Brantford CMA	207	143	40	53	3	0	250	196
Brant City	64	n/a	0	n/a	0	n/a	64	n/a
Brantford City	143	143	40	53	3	0	186	196

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
July 2007	1	0.8	14	10.5	43	32.3	28	21.1	47	35.3	133	319,000	355,506
July 2006	3	3.9	5	6.5	30	39.0	18	23.4	21	27.3	77	302,000	338,110
Year-to-date 2007	15	1.9	124	16.0	215	27.7	165	21.3	256	33.0	775	310,000	337,982
Year-to-date 2006	18	3.1	52	9.1	187	32.6	143	24.9	174	30.3	574	310,900	345,721
Hamilton City													
July 2007	0	0.0	0	0.0	10	25.6	13	33.3	16	41.0	39	335,000	361,348
July 2006	2	14.3	4	28.6	3	21.4	2	14.3	3	21.4	14	259,500	280,350
Year-to-date 2007	2	1.4	9	6.2	32	21.9	45	30.8	58	39.7	146	339,900	340,573
Year-to-date 2006	5	4.1	21	17.4	39	32.2	39	32.2	17	14.0	121	299,000	301,305
Stoney Creek City													
July 2007	0	0.0	3	42.9	0	0.0	1	14.3	3	42.9	7	--	--
July 2006	0	0.0	0	0.0	9	60.0	5	33.3	1	6.7	15	294,900	302,300
Year-to-date 2007	0	0.0	7	9.9	24	33.8	18	25.4	22	31.0	71	315,900	337,999
Year-to-date 2006	0	0.0	9	8.3	43	39.4	36	33.0	21	19.3	109	307,900	324,589
Ancaster City													
July 2007	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	444,500	489,568
July 2006	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2007	0	0.0	0	0.0	2	1.5	16	12.1	114	86.4	132	416,000	466,142
Year-to-date 2006	0	0.0	0	0.0	3	3.5	16	18.8	66	77.6	85	419,000	470,835
Dundas Town													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2006	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--
Year-to-date 2006	0	0.0	4	10.8	13	35.1	5	13.5	15	40.5	37	329,000	348,482
Flamborough													
July 2007	1	10.0	3	30.0	1	10.0	0	0.0	5	50.0	10	384,715	492,391
July 2006	1	14.3	0	0.0	1	14.3	0	0.0	5	71.4	7	--	--
Year-to-date 2007	7	16.3	8	18.6	2	4.7	2	4.7	24	55.8	43	379,000	417,170
Year-to-date 2006	12	21.1	3	5.3	5	8.8	5	8.8	32	56.1	57	395,000	406,701
Glanbrook													
July 2007	0	0.0	8	13.1	32	52.5	13	21.3	8	13.1	61	279,900	296,320
July 2006	0	0.0	0	0.0	15	50.0	10	33.3	5	16.7	30	300,500	310,125
Year-to-date 2007	6	1.6	100	26.7	152	40.5	84	22.4	33	8.8	375	274,000	280,354
Year-to-date 2006	1	0.6	15	9.1	84	50.9	42	25.5	23	13.9	165	294,990	306,116
Burlington City													
July 2007	0	0.0	1	2.0	0	0.0	6	11.8	44	86.3	51	375,000	373,778
July 2006	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	369,990	493,395
Year-to-date 2007	0	0.0	21	8.8	1	0.4	98	41.2	118	49.6	238	325,000	411,021
Year-to-date 2006	0	0.0	1	0.6	11	6.1	30	16.8	137	76.5	179	375,000	561,754
Grimsby Town													
July 2007	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
July 2006	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	5	20.0	9	36.0	11	44.0	25	341,900	461,620
Year-to-date 2006	0	0.0	2	5.3	6	15.8	19	50.0	11	28.9	38	325,900	350,545

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2007	1	0.5	15	8.0	44	23.4	35	18.6	93	49.5	188	343,900	374,657
July 2006	0	0.0	0	0.0	2	1.5	16	12.1	114	86.4	132	416,000	466,142
Year-to-date 2007	0	0.0	0	0.0	3	3.5	16	18.8	66	77.6	85	419,000	470,835
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--

Source: CMHC (Market Absorption Survey)

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Table 4b: Absorbed Single-Detached Units by Price Range
July 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
July 2007	0	0.0	0	0.0	2	11.8	0	0.0	15	88.2	17	375,000	387,412
July 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2007	1	1.8	0	0.0	14	25.0	1	1.8	40	71.4	56	259,000	289,268
Year-to-date 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
July 2007	0	0.0	1	6.3	6	37.5	2	12.5	7	43.8	16	181,500	194,000
July 2006	1	2.8	11	30.6	6	16.7	4	11.1	14	38.9	36	171,500	194,192
Year-to-date 2007	10	6.0	32	19.2	25	15.0	42	25.1	58	34.7	167	185,000	188,794
Year-to-date 2006	11	6.7	37	22.6	15	9.1	35	21.3	66	40.2	164	188,500	195,729
Brantford CMA													
July 2007	0	0.0	1	3.0	8	24.2	2	6.1	22	66.7	33	240,000	293,636
July 2006	1	2.8	11	30.6	6	16.7	4	11.1	14	38.9	36	171,500	194,192
Year-to-date 2007	11	4.9	32	14.3	39	17.5	43	19.3	98	43.9	223	193,000	214,025
Year-to-date 2006	11	6.7	37	22.6	15	9.1	35	21.3	66	40.2	164	188,500	195,729

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
 Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2007

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Hamilton CMA	374,657	362,009	3.5	357,707	394,840	-9.4
New City of Hamilton	355,506	338,110	5.1	337,982	345,721	-2.2
Hamilton City	361,348	280,350	28.9	340,573	301,305	13.0
Stoney Creek City	--	302,300	n/a	337,999	324,589	4.1
Ancaster City	489,568	--	n/a	466,142	470,835	-1.0
Dundas Town	--	--	n/a	--	348,482	n/a
Flamborough	492,391	--	n/a	417,170	406,701	2.6
Glanbrook	296,320	310,125	-4.5	280,354	306,116	-8.4
Burlington City	373,778	493,395	-24.2	411,021	561,754	-26.8
Grimsby Town	--	--	n/a	461,620	350,545	31.7
Brantford CMA	293,636	194,192	51.2	214,025	195,729	9.3
Brant City	387,412	n/a	n/a	289,268	n/a	n/a
Brantford City	194,000	194,192	-0.1	188,794	195,729	-3.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
July 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	786	9.9	1,121	1,510	1,600	70.1	241,340	10.2	244,841
	February	1,149	15.5	1,197	1,531	1,574	76.0	242,647	10.4	240,819
	March	1,358	9.9	1,142	1,919	1,575	72.5	251,357	10.4	245,965
	April	1,198	-7.3	1,050	1,742	1,542	68.1	248,367	9.8	244,273
	May	1,385	-2.5	1,057	1,892	1,471	71.9	252,948	9.0	249,451
	June	1,234	-14.6	1,019	1,721	1,453	70.1	250,347	5.0	245,455
	July	1,074	-9.1	1,039	1,503	1,483	70.1	243,299	6.8	245,544
	August	1,101	-14.8	1,034	1,593	1,545	66.9	253,659	12.3	255,456
	September	1,042	-8.6	1,074	1,652	1,547	69.4	248,787	7.7	253,967
	October	1,103	0.3	1,112	1,529	1,554	71.6	249,244	6.3	253,472
	November	972	-11.7	1,084	1,181	1,540	70.4	251,164	5.7	247,991
	December	657	1.5	1,130	641	1,530	73.9	248,046	7.6	258,297
2007	January	786	0.0	1,069	1,545	1,553	68.8	255,753	6.0	261,104
	February	1,031	-10.3	1,080	1,465	1,514	71.3	272,953	12.5	265,497
	March	1,273	-6.3	1,106	1,861	1,565	70.7	261,021	3.8	260,512
	April	1,351	12.8	1,151	1,929	1,633	70.5	265,506	6.9	264,200
	May	1,529	10.4	1,179	2,148	1,651	71.4	279,496	10.5	269,658
	June	1,472	19.3	1,219	1,850	1,609	75.8	269,676	7.7	269,553
	July	1,358	26.4	1,237	1,635	1,595	77.6	268,561	10.4	274,052
	August									
	September									
	October									
	November									
	December									
	Q2 2006	3,817	-8.2		5,355			250,669	7.8	
	Q2 2007	4,352	14.0		5,927			271,831	8.4	
	YTD 2006	8,184	-1.2		11,818			247,794	8.5	
	YTD 2007	8,800	7.5		12,433			268,458	8.3	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
July 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	138	15.0	182	266	267	68.2	192,482	12.9	201,114
	February	204	19.3	201	285	289	69.6	190,143	10.5	202,202
	March	233	18.3	192	298	260	73.8	194,477	13.2	202,894
	April	212	-4.9	185	281	275	67.3	203,557	11.9	199,071
	May	219	-3.1	172	359	272	63.2	206,300	8.7	199,720
	June	186	-17.7	151	325	279	54.1	193,371	3.0	186,444
	July	179	-10.1	168	283	284	59.2	205,585	10.6	194,086
	August	180	-16.7	174	289	268	64.9	194,724	8.2	192,077
	September	161	-23.0	162	304	287	56.4	205,189	12.0	203,297
	October	178	9.2	189	263	268	70.5	192,890	1.0	192,474
	November	139	2.2	176	225	275	64.0	205,933	14.0	199,947
	December	110	-6.8	187	109	263	71.1	202,203	5.1	208,494
2007	January	150	8.7	195	289	289	67.5	191,676	-0.4	202,391
	February	201	-1.5	191	296	288	66.3	201,513	6.0	214,195
	March	210	-9.9	177	285	264	67.0	213,605	9.8	220,133
	April	211	-0.5	175	339	310	56.5	219,906	8.0	213,679
	May	259	18.3	206	380	291	70.8	208,469	1.1	202,609
	June	242	30.1	200	350	300	66.7	213,881	10.6	204,749
	July	219	22.3	199	316	289	68.9	209,088	1.7	201,249
	August									
	September									
	October									
	November									
	December									
	Q2 2006	617	-8.6		965			201,460	8.0	
	Q2 2007	712	15.4		1,069			213,698	6.1	
	YTD 2006	1,371	0.7		2,097			198,224	9.5	
	YTD 2007	1,492	8.8		2,255			209,153	5.5	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
July 2007

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	138.3	108.2	375.7	5.9	68.3	760
	February	667	5.85	6.45	138.7	107.9	376.7	5.9	68.4	768
	March	667	6.05	6.45	139.4	108.8	377.1	5.6	68.2	776
	April	685	6.25	6.75	140.2	109.1	376.0	5.6	67.9	793
	May	685	6.25	6.75	140.2	109.5	375.8	5.6	67.8	795
	June	697	6.60	6.95	141.2	109.3	375.6	5.7	67.8	794
	July	697	6.60	6.95	143.4	109.0	374.3	5.8	67.6	784
	August	691	6.40	6.85	144.1	109.1	371.3	6.2	67.3	783
	September	682	6.40	6.70	144.1	108.5	369.3	6.4	67.0	780
	October	688	6.40	6.80	144.5	108.4	367.4	6.5	66.6	781
	November	673	6.40	6.55	145.0	108.6	365.4	6.4	66.2	776
	December	667	6.30	6.45	145.3	108.8	365.4	6.1	65.9	768
2007	January	679	6.50	6.65	145.6	108.6	365	6.4	66.0	759
	February	679	6.50	6.65	146.6	109.7	365.9	6.3	66.1	751
	March	669	6.40	6.49	147.3	110.8	368.2	6.6	66.7	753
	April	678	6.60	6.64	148.2	111.1	371.9	6.1	67.0	762
	May	709	6.85	7.14	148.8	111.6	375.0	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.4	6.1	67.4	790
	July	715	7.05	7.24		111.1	377.8	5.9	67.8	792
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2007

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.4	108.2	50.3	5.5	68.1	714
	February	667	5.85	6.45	135.7	107.9	50.1	5.3	67.9	711
	March	667	6.05	6.45	136.0	108.8	50.3	6.0	68.3	712
	April	685	6.25	6.75	136.5	109.1	50.0	6.8	68.5	717
	May	685	6.25	6.75	136.8	109.5	50.8	6.7	69.3	725
	June	697	6.60	6.95	137.3	109.3	51.4	6.5	70.0	724
	July	697	6.60	6.95	137.9	109.0	51.5	6.1	69.4	714
	August	691	6.40	6.85	138.6	109.1	51.0	6.0	68.9	711
	September	682	6.40	6.70	138.7	108.5	50.4	5.8	67.7	704
	October	688	6.40	6.80	138.7	108.4	50.3	5.7	67.9	689
	November	673	6.40	6.55	139.1	108.6	50.5	6.2	68.4	674
	December	667	6.30	6.45	139.2	108.8	50.2	7.3	68.6	665
2007	January	679	6.50	6.65	139.3	108.6	50	8.6	69.0	684
	February	679	6.50	6.65	139.4	109.7	50.2	8.0	69.1	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.5	69.5	698
	April	678	6.60	6.64	139.8	111.1	51.6	7.0	70.0	695
	May	709	6.85	7.14	140.3	111.6	51.7	6.9	70.0	699
	June	715	7.05	7.24	141.0	111.1	51.9	7.1	70.5	700
	July	715	7.05	7.24		111.1	51.4	6.4	69.0	708
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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